Total Card / Total Parcel

APPRAISED:	1,238,000 /	1,238,000
USE VALUE:	1,238,000 /	1,238,000
ASSESSED:	1,238,000 /	1,238,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNALLY BRIAN R & ABIGAIL M
Owner 2:	
Owner 3:	
Street 1:	152 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA	Cntry:	
Postal:	01801	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Vinyl Exterior and 2845 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	818,000		420,000	1,238,000

Total Card	0.138	818,000		420,000	1,238,000
Total Parcel	0.138	818,000		420,000	1,238,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.15 | /Parcel: 435.1

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	818,000	0	6,000.	420,000	1,238,000	1,238,000	Year End Roll	12/18/2019
2019	101	FV	628,700	0	6,000.	420,000	1,048,700	1,048,700	Year End Roll	1/3/2019
2018	101	FV	628,700	0	6,000.	354,000	982,700	982,700	Year End Roll	12/20/2017
2017	101	FV	628,700	0	6,000.	324,000	952,700	952,700	Year End Roll	1/3/2017
2016	101	FV	628,700	0	6,000.	276,000	904,700	904,700	Year End	1/4/2016
2015	101	FV	520,900	0	6,000.	240,000	760,900	760,900	Year End Roll	12/11/2014
2014	101	FV	143,900	0	6,000.	222,000	365,900	365,900	Year End Roll	12/16/2013
2013	101	FV	143,900	0	6,000.	211,200	355,100	355,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	65015-3		3/6/2015		1,054,000	No	No		
ROWE JOHN D---E	63180-464		1/15/2014	Change>Sale	438,000	No	No		
	14908-11		2/1/1983		74,000	No	No	Y	

PAT ACCT. 13014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2016	570	Solar Pa	2,500					solar
10/13/2015	1546	Solar Pa	5,000					
4/21/2015	365	Add Bath	36,154		4/21/2015			Finish attic space
5/22/2014	538	Heat App	16,500					
4/4/2014	289	New Buil	246,000					
3/10/2014	183	Demoliti	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	TTL REFUSAL	BS	Barbara S
5/10/2016	Measured	PT	Paul T
5/10/2016	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
6/19/2014	Info Fm Prmt	PC	PHIL C
5/21/2014	Measured	PC	PHIL C
3/12/2009	Inspected	163	PATRIOT
12/18/2008	Measured	189	PATRIOT
2/5/2000	Inspected	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

Legal Description

User Acct	111435
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

!13014!

PRINT

Date	Time
12/11/20	03:01:42

LAST REV

Date	Time
08/30/18	11:51:54

apro

USER DEFINED

Prior Id # 1:	111435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Field	Value
Type:	6 - Colonial
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - Good (+)
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

BATH FEATURES

			Rating:
Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

			Rating:
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	VG - Very Good	0.4 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0.4	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	125.00
Size Adj.:	1.05540538
Const Adj.:	0.99989998
Adj $ / SQ:	131.912
Other Features:	143798
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821302
Depreciation:	3285
Depreciated Total:	818016

COMMENTS

OF=BMT TOILET   SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1					# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 3				HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.59
Special Features:	0	Val/Su Net:	188.09
Final Total:	818000	Val/Su SzAd	315.83

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,300	131.910	171,486
SFL	Second Floor	1,290	131.910	170,167
BMT	Basement	1,060	39.570	41,948
UAT	Upper Attic	255	101.570	25,901
GAR	Garage	240	25.410	6,099
WDK	Deck	180	11.550	2,080
OFP	Open Porch	24	44.000	1,056
Net Sketched Area:	4,349		Total:	418,737
Size Ad	2590	Gross Are	5114 FinArea	2845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID 168.0-0005-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	